

# PEP 1705 Andrew Bay

## LISTING HIGHLIGHTS

FILE 4579

Lake of the Woods  
Water Access

Selling Features:

- 1.1 acres
- 325 feet of frontage
- Western views

Taxes: \$1,816.09 in 2023

PIN: 42120-0150; 42120-0037

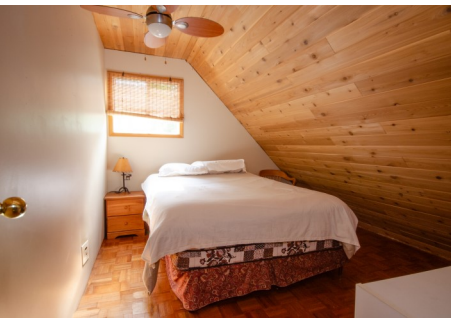
Access: South end of Pipestone Point



**Comments:** Get away from it all! This location in Andrew Bay is just south of the "Bowling Alley", about 20 minutes from Devil's Gap marina, and beyond the high traffic areas closer to Kenora. This site offers a level yard with sunset view and great shoreline for swimming. Make this cottage your own and start enjoying the lake life! View by appointment, please.

**\$379,000**





**Improvements:**

- 1.5 storeys
- Wood fireplace
- Lake drawn water
- Composting toilet
- Post on pad foundation
- Wooden exterior finish
- Asphalt shingles
- 4 piece bathroom
- Deck for entertaining
- Dock
- Solar generated power

**Additional Specs:**



**3 BEDROOMS**



**1 BATH**



**1,200 SQ. FT.**



**325 FT.**





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SCAN ME

